

CITY OF MIAMI BEACH
Office of the City Manager
Letter to Commission No. 091-2004



To: Mayor David Dermer and
Members of the City Commission

Date: April 22, 2004

From: Jorge M. Gonzalez
City Manager

A handwritten signature in black ink, appearing to read "Jorge", written over the printed name of the City Manager.

Subject: 2620 BIARRITZ DRIVE – APPRAISAL REPORT

Attached is a copy of an Appraisal Report procured by the City of Miami Beach for the vacant land located at 2620 Biarritz Drive. The report was prepared by Integra Realty Resources and determines the market value of the city-owned bayfront parcel as a single family lot is \$870,000 as of April 8, 2004.

On May 5, 2004, the Administration will refer an item to the Finance & Citywide Projects Committee to discuss the process by which the property will be publicly bid and other applicable minimum requirements.

If you have any questions, please contact me.

JMG\CMC\rar

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c: Christina M. Cuervo, Assistant City Manager
Robert C. Middaugh, Assistant City Manager
Joe Damien, Asset Manager

LAND APPRAISAL REPORT

File No. 0004143

Borrower <u>N/A</u>	Census Tract <u>39.050</u>	Map Reference <u>53-42-03</u>
Property Address <u>2620 Biarritz Drive</u>		
City <u>Miami Beach</u>	County <u>Miami-Dade</u>	State <u>FL</u> Zip Code <u>33141</u>
Legal Description <u>See attached.</u>		
Sale Price \$ <u>N/A</u>	Date of Sale <u>N/A</u>	Loan Term <u>N/A</u> yrs. Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD
Actual Real Estate Taxes \$ <u>N/A</u> (yr)	Loan charges to be paid by seller \$ <u>N/A</u>	Other sales concessions <u>N/A</u>
Lender/Client <u>City of Miami Beach</u>	Address <u>1700 Convention Center Drive, Miami Beach, FL 33139</u>	
Occupant <u>Vacant</u>	Appraiser <u>Frank L. Marmin</u>	Instructions to Appraiser <u>Market value of City-owned bayfront parcel as a single family lot.</u>

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good	Avg	Fair	Poor
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	<u>80% 1 Family</u>	<u>% 2-4 Family</u>	<u>10% Apts.</u>	<u>5% Condo</u>	<u>5% Commercial</u>		
Change in Present Land Use	<input type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)				
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>% Vacant</u>				
Single Family Price Range	<u>\$ 300,000</u>	<u>to \$ 1.5Mil+</u>	<u>Predominant Value \$ 300,000's</u>				
Single Family Age	<u>New</u>	<u>yrs. to 66</u>	<u>Predominant Age 50's</u>				

Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The subject property is located on an island in Biscayne Bay and is primarily comprised of single family homes built during the 1940's - 1950's. Access is at Biarritz or Bay Drive from Normandy Isle, which connects to the mainland via SR 943 (The J.F. Kennedy Causeway). Schools, parks, public transportation, shopping facilities and other service related facilities are within close proximity.

Dimensions <u>79.47 x 182.99 x 72.73 x 152.11</u>	=	<u>12,795</u> Sq. Ft. or Acres	<input type="checkbox"/> Corner Lot
Zoning classification <u>RS-3*, Single Family</u>	Present Improvements <input type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations		
Highest and best use <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other (specify) <u>* The value opinion is subject to the RS-3 zoning.</u>			
Public <input type="checkbox"/> Other (Describe) <input type="checkbox"/>			
Elec. <input type="checkbox"/>	OFF SITE IMPROVEMENTS		
Gas <input type="checkbox"/>	Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		
Water <input type="checkbox"/>	Surface <u>Asphalt</u>		
San. Sewer <input type="checkbox"/>	Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		
<input type="checkbox"/> Underground Elect. & Tel.	<input checked="" type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter		
	<input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights		
	Topo <u>Level to Grade</u>		
	Size <u>Average</u>		
	Shape <u>Irregular Quadrilateral</u>		
	View <u>Wide Bay</u>		
	Drainage <u>Appears to be Adequate</u>		
	Is the property located in a HUD Identified Special Flood Hazard Area? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): The appraiser was not provided with a current survey; however, no adverse conditions were noted at the time of inspection. A survey dated 5/31/90 (see attached) was provided. A current survey is suggested to assess if any easements and/or encroachments exist. It is beyond the scope of our expertise to assess the presence of adverse environmental conditions. It is believed that this site was used for some trash and the value conclusion is based on no contamination.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	2620 Biarritz Drive Miami Beach	1800 Bay Drive Miami Beach (02-3210-002-0040)	90xx Bay Drive Surfside (14-2235-001-3000)	1162 Belle Meade Island Drive Miami (01-3207-037-0310)
Proximity to Subject		0.64 miles	1.73 miles	1.95 miles
Sales Price	\$ <u>N/A</u>	\$ <u>900,000</u>	\$ <u>520,000</u>	\$ <u>1,150,000</u>
Price /Sq. Foot	\$ <u>N/A</u>	\$ <u>88.24</u>	\$ <u>56.22</u>	\$ <u>85.85</u>
Data Source	Inspection, Survey	Ext. Inspection, FARES, MLS	Ext. Inspection, FARES, MLS	Ext. Inspection, FARES, MLS
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.
Location	N/A	April 2003	February 2004	April 2004
Site/View	Normandy Isle	Normandy Isle	Surfside	Belle Meade Island
Water Front Feet	12,795 Sq. Feet	10,200 Sq. Feet	9,250 Sq. Feet	13,395 Sq. Feet
View	72 Front Feet	60 Front Feet	50 Front Feet	108 Front Feet
	Wide Bay	Wide Bay, City	Indian Creek Wtrwy	Wide Bay
Sales or Financing Concessions	N/A	Conventional Financing	PMM \$312,000	None Noted
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <u>38,100</u>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>380,900</u>	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <u>280,000</u>
Indicated Value of Subject		\$ <u>861,900</u>	\$ <u>900,900</u>	\$ <u>870,000</u>

Comments on Market Data: See attached.

Comments and Conditions of Appraisal: This is a summary appraisal report set forth under rule 2-2(b) of U.S.P.A.P. The report is also subject to no hidden defects, the attached statement of limiting conditions and hypothetical condition. The value opinion is made with the assumption that the property can be developed with a single family home and no environmental conditions including any restrictions atypical from DERM.

Final Reconciliation: The final estimate is based upon the conclusions reached in the Sale Comparison Analysis which reflects the actions of buyers and sellers in the marketplace. The Cost Approach and Income Approach are not applicable in valuing vacant residential land.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF April 8, 2004 to be \$ 870,000

Frank L. Marmin
Appraiser(s)

Mark A. Camen, ASA
Review Appraiser (if applicable)

☐ Did ☒ Did Not Physically Inspect Property

File No. 0004143

MARKET DATA ANALYSIS

Supplemental Addendum

File No. 0004143

Borrower/Client	N/A			
Property Address	2620 Biarritz Drive			
City	Miami Beach	County	Miami-Dade	State FL Zip Code 33141
Lender	City of Miami Beach			

Purpose, Property Rights and Effective Date

The purpose of the appraisal is to develop an opinion of the market value of the Fee Simple interest in the property as of the effective date of the appraisal, April 8, 2004. Unless otherwise stated, all factors pertinent to a determination of value have been considered as of this date.

Intended Use and Intended User

This appraisal report has been prepared for the City of Miami Beach, Office of Asset Management, for use in the decision making process for possibly selling the property. It is not intended for any other use or user.

Site Description

According to a survey dated May 31, 1990 and revised on January 22, 1993 (see attached), the subject site has 79.47± feet of road frontage, 72.73± feet of water frontage, and depths of up to 189.99± feet. The computed area of the site approximates 12,795 square feet, according to the survey provided. The site is level and to grade

The site is situated on Biscayne Bay and has a westerly wide bay view.

Market Analysis

There is and has been a diminishing availability of vacant bay front parcels in the Greater Miami/Miami Beach area, especially larger parcels and sites located in secured waterfront neighborhoods. Integra – South Florida researched public records for sale of either vacant lots/parcel or improved lots/parcels. In some instances, buyers have factored (in their respective purchases) the inherent land value as a major contributory component, which may have been given a greater weight over the contributory value of the improvement(s). Buyers in this price class usually do not give value toward interior and in some cases exterior features (unless historically significant), and tend to demolish or renovate to their personal taste and desire. Therefore, the value contribution to the total sales price has been heavily weighted in the underlying land value, with a lesser value contribution given to the improvements.

Due to the lack of available waterfront parcels, the trend in this market is to buy older residences that have outlived their effective life and demolish them in order to build new homes more suitable for today's standards. In some instances buyers are acquiring adjacent properties to increase their estates overall site size.

Five (5) transactions of residential waterfront lots were analyzed for the purpose of concluding with an opinion of value for the subject site. One of the sales utilized is located on Normandy Isle, three in Surfside and one on Belle Meade island. Additional areas, which were considered competitive with the subject site were also analyzed, but not included in this report.

The five (5) sales analyzed took place over a period from January 2003 through April 2004. Lot sizes ranged between 9,250± and 13,395± square feet with water frontage ranging between 50± and 108± front feet. The subject site contains 12,795± square feet according to the survey provided and has approximately 72± feet of water frontage. Comparable sale 1 had minimal improvements, which were later torn down.

When considering sales which took place in excess of six months ago, a time adjustment was necessary. A resale analysis of land sales indicate a compounded annual rate of appreciation between 7% to 34%. Since it is evident through the available market data that there has been an increase in values, a time adjustment was warranted to comparable sales over six months old. The appraisers were unable to extract a monthly rate of appreciation from the available data; however, these sales were given a time adjustment based on an annual appreciation rate of 10%.

A major consideration buyers are willing to pay premiums for is site size and waterfront footage. The comparable sales were adjusted at rate of \$20.00 per square foot and \$5,000 per waterfront foot which would reflect the differences in site size and water frontage respectively.

Supplemental Addendum

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Borrower/Client	N/A		
Property Address	2620 Biarritz Drive		
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		State	FL
		Zip Code	33141
Lender	City of Miami Beach		

Comparable sale 1 has a superior wide bay and city skyline view. This sale was adjusted at \$4,000 per waterfront foot for its superior view amenity. Comparable sale 2 has an inferior waterway (canal) view and was adjusted at \$4,000 per waterfront foot. Comparables sales 4 and 5 were deemed to have comparable views.

Based upon the analysis of the five (5) comparable lot transactions, the concluded value of the subject site is \$870,000.

The preceding value conclusion is subject to the following Hypothetical Conditions:

1. That the property has been legally subdivided and is zoned RS-3, Single Family, by the City of Miami Beach.
2. That the subject has no restrictions from DERM.
3. That the site has utilities (water, electrical, gas, etc.) to the street.
4. That the site is clear from any environmental conditions which may have existed due to its previous use.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.


APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

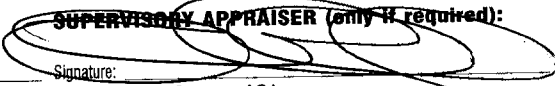
SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 2620 Biarritz Drive, Miami Beach, FL 33141

APPRAISER:

Signature: 
Name: Frank L. Marmin
Date Signed: April 15, 2004
State Certification #: _____
or State License #: RI1083 St. Registered REA
State: FL
Expiration Date of Certification or License: 11/30/2004

SUPERVISORY APPRAISER (only if required):

Signature: 
Name: Mark A. Cannon, ASA
Date Signed: April 15, 2004
State Certification #: RD1799 St. Cert. Res. REA
or State License #: _____
State: FL
Expiration Date of Certification or License: 11/30/2004

☐ Did ☒ Did Not Inspect Property